

Timeline of Events

Dates	Event	Discussion
13-Mar-13	Planning Board Commissioner's Joint Workshop	A joint Planning Board and Commissioner workshop was held to discuss projects for fiscal year 2013. During this workshop Commissioner Gary Krueger stated an overhaul of the zoning regulations was needed. During this workshop BJ gave examples of issues that could be addressed during this project. Also during this meeting the scope of the project was discussed including involvement of the public, and how labor intensive it was going to be. It was decided at this time to proceed with an update to the regulations that are more than a few minor text amendments but not a complete overhaul.
10-Apr-13	Planning Board	At the regularly scheduled Planning Board meeting under old business, staff presented a top down approach to amending the zoning regulations. Starting with questions like determining what kind of zoning does the county want. If the county wants to use a different form of zoning, what type? Or does the county want to keep the same type of zoning? Planning Board decided they would rather just update the current zoning regulations.
12-Jun-13	Planning Board Workshop	A workshop was scheduled to discuss the scope of the zoning regulations update. Planning board and staff discussed possible public meetings and outreach to identify issues with the regulations. Staff was also directed to conduct a countywide survey. The goals of the update were also identified by the Planning Board they are; make the regulations business friendly, user friendly, and use more common sense. Also at this workshop the Planning Board discussed concerns over a possible B-2HG ruling, and if the county lost, how would it affect the ability to make text amendments in the future. The Planning Board directed staff to set-up meeting dates for the listen and learns town hall meetings, and draft a presentation for the meetings. The Planning Board also wanted a list of possible civic organization to meet with, and a draft survey to mail out for the next workshop.
	After Planning Board Workshop	Staff created a list of dates and times for town hall meetings around the county based on the previous workshop. Additionally staff drafted a survey to be mailed or handed out. Staff also started to prepare a draft PowerPoint presentation, schedule venues for the town hall meetings and draft a list of civic organizations to meet with during the process.
1-Jul-13	B-2HG Ruling	Judge Ortley issued a ruling on the B-2HG lawsuit.
10-Jul-13	Planning Board	At the regularly scheduled Planning Board meeting under old business, there was a discussion about the recent B-2HG ruling and how it would affect the zoning update. The Planning Board was concerned that if all the town hall meetings were held as previously discussed it is possible that not all public input would be addressed. The Planning Board decided they wanted to scale back the project and not hold town hall meetings and to put the project on hold until a decision on the appeal was made and to cancel the previously scheduled July 31 st workshop.

11-Jul-13	After Planning Board	<p>At the monthly meeting with the commissioners BJ gave them an update on the zoning regulations project. The commissioners told BJ that it was their job to worry about the B-2HG lawsuit, not the Planning Board, and that the Planning Board should move ahead with the project. A new agenda was created for the July 31st workshop to discuss the scope.</p> <p>After updating the commissioners on the zoning regulation process, BJ called the Planning Board members to let them know the commissioners directed them to move forward with the project and the July 31st meeting would not be cancelled.</p>
31-Jul-13	Planning Board Workshop	During the Planning Board workshop the scope of the project was again discussed. Planning Board decided to have staff prepare a list of zoning issues to be discussed at the next workshop.
14-Aug-13	Planning Board	Staff handed out a copy of the list of zoning issues that have been brought during previous planning board meetings, staff's daily interaction with the public, administrative fixes, previous complaints, and previous attempts to update the zoning regulations. The Planning Board directed staff to hold off on drafting fixes until after the next workshop so the board had a chance to read through the list.
28-Aug-13	Planning Board Workshop	<p>Staff distributed a packet of five possible text amendments to the planning board. The board discussed the list of zoning issues distributed at previous PB meeting and the packet of possible text amendments. The board would like to make a revision to the caretaker's facility section 4.04 before moving forward with that packet.</p> <p>Staff was directed to prepare a 2nd packet of text amendments for the Sep. 25 workshop. This packet would include six additional issues from the previously distributed list including numbers 4, 5, 6, 8, and 21 and setbacks within the clustering provisions. Additionally the PB directed staff to research accessory apartments and home occupations standards to provide to them at the next workshop.</p>
25-Sep-13	Planning Board Workshop	Workshop was cancelled because only three Board members were present.
9-Oct-13	Planning Board	The Planning Board rescheduled the cancelled workshop from September 25 th , for Wednesday October 23 rd . The Planning Board decided they would determine which topic to address next at the October 23 rd workshop and schedule that discussion for a future workshop likely sometime in January.
23-Oct-13	Planning Board Workshop	The Planning Board agreed to have a packet of text amendments brought forward at the Feb PB meeting to consider. These amendments would consist of the first two packets discussed at the previous workshops. After the regularly scheduled meeting the PB agreed to have a workshop to discuss accessory apartments and home occupations.
13-Feb-14	Planning Board Workshop	Workshop was held late due to a long-running public hearing. Workshop appeared on a joint agenda that was posted online. Planning Board received handout summarizing how some other MT

		<p>jurisdictions regulate home occupations and accessory apartments. Planning Board wished to read it and not attempt to discuss it, but not take too long to get back to a discussion. Planning Board discussed feedback they had received on the subject of VRBOs and wedding facilities, discussed which of the four subjects that seem to be popping up right now the most are the most pressing (VRBOs, wedding facilities, home occupations and accessory apartments) then decided that since staff had already done research on home occupations and accessory apartments per their request, they would continue on with those two topics. They asked for the applicable sections of the zoning regulations for each of those topics to be forwarded to them via email, prior to the next workshop which they scheduled for February 26th, 2014 at 6:00 p.m. Posted the February 26th workshop and the agenda for the workshop to the FCPZ web calendar on 02/13/14.</p>
25-Feb-14	Website Updated	<p>Staff updated the Flathead County Planning and Zoning website. Under draft documents links to research that was distributed to the Planning Board were added to allow the public access.</p>
26-Feb-14	Planning Board Workshop	<p>A workshop was held to distribute research and discuss two topics; home occupations and accessory dwelling units. The PB had a long discussion on the pros and cons of the current requirements for home occupation, including traffic limitations, utilities, parking requirements and outdoor storage. After discussion the board directed staff to draft language to revise the performance standards for home occupations found in Section 5.06. This revision would include removing the limitation of one vehicle at a time and allowing for a CUP if the traffic threshold of 8 trips per day was exceed.</p> <p>The Planning Board also had a discussion regarding the pros and cons of accessory dwelling units (ADU). There was a debate on whether to allow ADU in high density area or lower density and what limitations could be placed if any. Ultimately they decided to review the research handed out and discuss ADUs at the next workshop scheduled for March 12th 2014.</p>
13-Mar-14	Planning Board Workshop	<p>The Planning Board held a workshop to discuss the text amendment to the Performance Standards for Home Occupations and Accessory Apartment Dwellings. The board would like to make a revision to the proposed changes to Section 5.06.020(2)(a) regarding home occupations by allowing up to 3 employees other than family members before a conditional use permit would be required.</p> <p>The Planning Board held a discussion regarding the research distributed at the last workshop on Accessory Dwelling Units (ADUs). PB believes there are 3 types of ADUs: internal, attached and detached. Internal appears to be allowed based on the definition of dwelling unit and family in the Zoning Regulations. The PB thinks ADUs should be a permitted use in AG, SAG, R-2.5, R-1 and R-2 zones, and subject to an administrative conditional use permit in higher density zones. The PB feels there should be performance standards regarding the size of ADU, parking and septic. PB directed staff to draft the text amendment regarding ADUs for the next workshop.</p>
8-Apr-14	Meeting	<p>Staff met with Planning Board member Stevens to discuss the text amendment regarding ADUs. Stevens provided documents for the text amendment. After discussion staff was able to create a draft text</p>

		amendment for ADUs to discuss with the entire Planning Board the following night.
9-Apr-14	Planning Board Workshop	The Planning Board held a workshop to discuss the draft text amendment to allow for ADUs. The board decided to add ADUs to the list of permitted uses in the AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, & R-1 zones and allow ADUs with an administrative conditional use permit in R-2, R-3, R-4, R-5 & RA-1 zones. Additionally the board discussed adding a definition to Chapter 7, parking standards to Chapter 6 and performance standards to Chapter 5 for ADUs.